



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held October 28, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on Project No. TR067784-(2) which includes the following zoning matters and Mitigated Negative Declaration relating to property located at 22425-22433 S. Vermont Ave., within the unincorporated community of West Carson, Carson Zoned District, petitioned by Shea Presidio Red Oak, LLC, as further described in the attached letter dated September 22, 2008 from the Director of Planning:

General Plan Amendment Case No. 2006-00015-(2), an amendment to Los Angeles Countywide General Plan Land Use Policy Map from Category 1 (Major Industrial) to Category 4 (High Density Residential-Greater Than 22 Dwelling Units Per Gross Acre)

Zone Change Case No. 2006-00012-(2), from M-1 to R-4-48U-DP

Conditional Use Permit Case No. 2006-00321-(2), for approval of the Development Program zone including a modification of front yard wall and fence height standards

Vesting Tentative Tract Map Case No. 067784-(2), to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres

Housing Permit Case No. 2006-00003-(2), to allow for a 20% density bonus (40 units) with 10% affordable housing (22 units) set aside for lower-income households

(Continued on Page 2)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Jodie Sackett, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. No persons addressed the Board. Correspondence was presented.

Supervisor Burke made the following statement:

“Approval of this application will authorize development of a 246 unit condominium residential community on 4.74 acres of land located at 22425-22433 S. Vermont Avenue in the West Carson unincorporated community. The project site is currently an industrial property adjacent to residential uses in a location no longer compatible for such industrial use. The conversion of this infill site to a residential community is consistent with existing and emerging community land use patterns and could serve as a catalyst for further investment and development of nearby properties.

“This project will provide much-needed multi-family housing including 22 units of affordable housing set aside for low-income families and incorporates “green” building features. It exceeds the “Built it Green” requirements for designation as a “green building.” These “green” features include a commitment to exceed 2005 Title 24 energy standards by 15 percent making this the first residential project in the County to be required to meet this heightened energy standard. The site is conveniently located near employment centers, including Harbor-UCLA Hospital, and conveniently located near transit opportunities.

“This area of the unincorporated County has not experienced new residential development in some time and I am pleased that this developer has chosen to make a \$70 million dollar investment in this community.”

(Continued on Page 3)

Therefore, on motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried, (Supervisor Knabe being absent), the Board closed the hearing and took the following actions:

1. Considered and adopted the Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the project, together with any comments received during the public review process; certified its completion consistent with the California Environmental Quality Act, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Mitigated Negative Declaration and Mitigation Monitoring Program reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Project No. TR067784-(2), General Plan Amendment No. 2006-00015-(2); Zone Change Case No. 2006-00012-(2), Conditional Use Permit Case No. 2006-00321-(2), Vesting Tentative Tract Map No. 067784-(2); and Housing Permit Case No. 2006-00003-(2); and
3. Instructed County Counsel to prepare the necessary resolution, ordinance and findings and conditions for final approval.

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Attachments

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Acting Director of Public Works
Shea Presidio Red Oak, LLC